

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL8754**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Lugg House**
6. Current building name: **Mountain Laurel Shop**
7. Building address: **514 Kimbark Street**
8. Owner name: **John D. and Kathleen B. Caldwell**
Owner address: **410 Lincoln Street**
Longmont, Colorado 80501

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**
NE¹/₄ of **SW¹/₄** of **SW¹/₄** of **NE¹/₄** of section **3**
10. UTM reference
Zone **13**
Easting: **491460**
Northing: **4446210**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **12, 13** Block: **41**
Addition: **Longmont Original Town** Year of Addition **1872**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

22. Architectural style /
building type:

Other Style (Gabled and Hipped-Roof Brick Masonry Dwelling)

Official Eligibility Determination

(OAHP use only)

- Date _____ Initials _____
- ____ Determined Eligible - National Register
- ____ Determined Not Eligible - National Register
- ____ Determined Eligible - State Register
- ____ Determined Not Eligible - State Register
- ____ Needs Data
- ____ Contributes to eligible National Register District
- ____ Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):
Irregular Plan
15. Dimensions in feet **2228 square feet**
16. Number of stories: **1.5**
17. Primary external wall material
Brick
Wood / Shingles
18. Roof configuration (enter one):
Gabled Roof / Hip-on-Gable Roof
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
Porch
Segmental Arch
Chimneys
Decorative Shingles

21. General Architectural Description

Used historically as a single-family residence, the Mountain Laurel Shop is located on the east side of Kimbark Street, between a residence at 510 Kimbark Street to the south, and Lucile's Creole Café at 518 Kimbark Street to the north. The property has a small planted grass front yard. The building is set back approximately forty-eight feet from the street, with a wide grass strip separating the front sidewalk from the curb. Oriented to the west, the residence rests on a coursed sandstone foundation, and features red brick walls, laid in common bond (headers every eight course). Pained blue variegated wood shingles appear in the upper gable ends. The steeply-pitched roof features intersecting gabled and hipped roof forms, covered in green asphalt shingles, and with boxed eaves. A red brick chimney is located on the south elevation. Windows are primarily single 1/1 double-hung sash, with painted white wood frames and surrounds, and with concrete sills and segmental brick arches. Two entry doors open onto a 6' by 14' front porch located on the south end of the west elevation (façade). One entry door (facing south) is a 15-light, glass-in-wood-frame door, with a painted green wood storm door, a transom light, and a segmental brick arch header. The second door is a single-light glass-in-wood-frame door, also with a painted green wood storm door, a transom light and a segmental brick arch header. The porch is recessed under the south end of the houses' main gable roof, and features a tongue-in-grove wood floor, an open wood balustrade with turned balusters, turned columns, and a spindle frieze. A large 30' by 40' addition was built onto the original building's east (rear) elevation in 2000. The addition features red brick exterior walls, and a hipped roof, with grey asphalt shingles. Paired glass-in-wood-frame entry doors, with a segmental brick arch header, enter the addition on its west elevation.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This building is located on the east side of Kimbark Street, in one of Longmont's oldest core residential neighborhoods. The area, which was platted in 1872 as part of Longmont's original townsite, is now home to a mixture of single-family residences, small retail shops, professional offices, and a few small apartment buildings.

24. Associated buildings, features, or objects

n/a

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **ca. 1898**

Source of information:
1895 and 1900 Sanborn maps

26. Architect:
unknown

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
unknown

Source of information:
n/a

29. Construction History (include description and dates of major additions, alterations, or demolitions):

Boulder County assessor records list 1910 as this building's year of construction. Sanborn insurance maps and City of Longmont water records, however, provide evidence that the house was built between 1895 and 1900. The 1895 Sanborn map for Longmont does not include Block 41, indicating this block had not been built on by that time. The 1900 Sanborn map, though, depicts six dwellings on Kimbark Street in Block 41, including this house at 514 Kimbark. The building remained essentially unaltered from its original construction until the fall of 2000 when a large addition was built onto the east elevation. The 1390 and 1956 Sanborn maps show a small outbuilding near the property's southeast corner. This small structure no longer exists.

30. Original location: **Yes**
Moved
Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Commerce and Trade / Specialty Store**
34. Site type(s): **Residence converted into a retail shop**

35. Historical Background

Used historically as a single-family residence, the building at 514 Kimbark Street is now the location of the Mountain Laurel Shop. Boulder County Assessor records list 1910 as this building's year of construction. Sanborn insurance maps and City of Longmont water records, however, provide evidence that the house was built between 1895 and 1900. The earliest known resident was Mrs. E.R. (Jeannette) Jarvis. Jeannette Jarvis was born near Longmont in the St. Vrain Valley area, the daughter of pioneer settlers Rodolphus N. and Josie (Pendleton) Smith. Rodolphus, or "R.N." as he was more commonly known, was the son of Colorado pioneer Nelson K. Smith. According to the book, *They Came to Stay*, Nelson Smith brought the first quartz mill to Blackhawk in 1860, began a highly-successful lumber business in that community in 1861, and with his brother, built the Smith Toll Road between the Golden Gate Road and Central City. Nelson Smith sold his interest in Blackhawk in 1877, and built a home in Boulder, where he died in December 1894.

During the time his father was in Blackhawk, R.N. had been attending schools in Wisconsin, but circa 1862, he came to Colorado. In 1865, he married Josie Pendleton in Blackhawk, and the following year the couple homesteaded the 320 acres that became the basis of their stock ranch and farm. R.N. and Josie had six children: Fred N. (who later took over management of the farm), Frank M. (who later operated a Longmont transfer business), Dolph E., Florence H., Alice D., and Jeannette. R.N. Smith served for nine years as a Boulder County Commissioner, and was active in the school board. In 1911, R.N. and Josie moved to town, residing at 339 Emery Street. Josie Smith passed away in 1922, and R.N. Smith, her husband, died in 1923.

The Smith's daughter, Jeannette, married E.R. Jarvis, and the couple had one daughter, whom they named Ruth. By 1906, Jeannette had been widowed. At this time she already owned this home at 514 Kimbark and lived here along with Frankie K. Smith. (Frankie, whose occupation in the 1906 city directory is given as "student," was likely a younger relative of Jeannette's, who boarded with her while attending school in town.) In 1909, Jeannette Jarvis remarried, becoming Mrs. Will Lugg. Will Lugg was born in Nevadaville, near Central City, in 1875. "He came to Longmont in 1908 and purchased the old McKeirman and McDonald grocery and market, which was located where the Longmont National Bank Building now (in 1956) stands." Several years later, Lugg entered into a partnership with A.A. Smith, in the grocery business, in a store which by the 1950s had become the site of the F.W. Woolworth store. In 1935, Lugg retired from active business. The Will Lugg Building at Sixth and Main, formerly occupied by the Cleveland Motor Company, in November 1929, became the site of the Fairyland Skating Rink, a rollerskating establishment operated by Mrs. Ollie R. Boggs. Lugg served as a Longmont City Councilman for six years, and had a particular interest in developing the city's parks. He passed away on May 4, 1956, and is buried at Mountain View Cemetery. Following her husband's death, Jeannette's health began to decline, and she eventually moved to a nursing home before passing away in August 1962. Altogether, Jeannette had lived in this house from around the turn of the twentieth century until circa 1959.

Following Jeannette's death, the home at 514 Kimbark Street was sold to David L. and Annaliese Holland, and was occupied by a succession of renters. By 1966, the property had its first brush with a commercial use. That year's city directory indicates that this was the location of the Pleasure Pool Company, pool contractors; the accounting firm of James E. Zar; and was also occupied by Mrs. June Bracy. Following this, the home reverted back to residential use, serving as a rental through the 1970s and into the 1980s. In 1986, the property stood vacant, and by 1990, it was the location of a contracting firm called Baker's Remodeling, as well as the location of the David Dalke counseling service. By the late 1990s, 514 Kimbark had become the location of the Mountain Laurel Shop, selling "unique gifts and sundries." The property's current (in 2001) owners are John D. and Kathleen Caldwell of Longmont.

36. Sources of Information

(Boulder County) "Real Estate Appraisal Card – Urban Master." On file at the Boulder Carnegie Library.

"Lifetime Resident, Jeannette Lugg, Dies in Longmont Sunday." *Longmont Times-Call*, August 13, 1962, p. 8.

Lacert, Jill. Interview with Carl McWilliams, February 21, 2001.

Polk's Boulder County Directory [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

Polk's Longmont City Directory, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated December 1890, September 1895, November 1900, April 1906, June 1911, March 1918, June 1930, and May 1956.

"Skating Rink to be Opened in City." *Longmont Daily Times*, November 7, 1929, p. 1.

They Came to Stay: Longmont, Colorado, 1858-1920, Longmont: St. Vrain Valley Historical Association, 1971.

"Will Lugg, Well Known Longmont Man Dies Today." *Longmont Times-Call*, May 4, 1956. p. 1.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **xx**Date of Designation: **n/a**38. **Applicable National Register Criteria**

A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

xx Does not meet any of the above National Register criteria.**City of Longmont Standards for Designation****xx** 2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.

2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.

xx 2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.

2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

xx 2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.

2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.

2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

Architecture; Community Planning and Development; Ethnic Heritage / European

40. Period of Significance: **ca. 1898-1951**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

This property is historically significant for its association with residential development in Longmont, beginning in the late 1800s and extending through the first half of the twentieth century. The property is additionally significant for its association with Jeannette (Smith) Lugg, and her second husband Will Lugg, both of whom made notable contributions to Longmont's socioeconomic development. Architecturally, the house is significant as a representative example of a brick masonry vernacular dwelling, albeit with diminished integrity. Because an addition has been built onto the building's rear elevation, it should no longer be considered individually eligible for listing in the National Register of Historic Places. However, it should be considered individually eligible to be designated as a local landmark. The property would also be a contributing property within either a National Register historic district, or a City of Longmont designated historic district.

43. Assessment of historic physical integrity related to significance:

The historical integrity of this building has been compromised by a large addition which was built onto the east (rear) elevation in the fall of 2000. Although it is large, the addition is built onto only the rear of the building, leaving three elevations of the historic house, including the façade, unaltered. The addition also complements the original building, as it features red brick walls, segmental brick arches, and a steeply-pitched roof.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **The property is located one block west of the East Side Historic District, which is listed in the National Register of Historic Places. Properties in this area along Kimbark Street do have the potential form a historic district of their own, or to be incorporated into the existing East Side Historic District.**

If there is National Register district potential, is this building:

Contributing: **xx**

Noncontributing:

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **LONG-2**

Frame(s): **6-10**

Negatives filed at: **City of Longmont
Department of Community Development, Planning Division
Civic Center Complex
350 Kimbark Street
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **March 6, 2001**

50. Recordors: **Carl McWilliams and Karen McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**